

ORDINANCE NO. 99 - 28

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA AMENDING THE 1989 COMPREHENSIVE PLAN AS ADOPTED BY ORDINANCE NO. 89-17, AS AMENDED; AMENDING THE TEXT OF THE INTRODUCTION AND ADMINISTRATION ELEMENT (TO REVISE FOR CONSISTENCY WITH THE MANAGED GROWTH TIER SYSTEM); AND AMENDING ALL ELEMENTS AS NECESSARY; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE 1989 COMPREHENSIVE PLAN; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, on August 31, 1989, the Palm Beach County Board of County Commissioners adopted the 1989 Comprehensive Plan by Ordinance No. 89-17; and

WHEREAS, the Palm Beach County Board of County Commissioners amends the 1989 Comprehensive Plan as provided by Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners have initiated amendments to several elements of the Comprehensive Plan in order to promote the health, safety and welfare of the public of Palm Beach County; and

WHEREAS, the Palm Beach County Local Planning Agency conducted a public hearing on February 12, February 19, and March 12, 1999, to review the proposed amendments to the Palm Beach County Comprehensive Plan and made recommendations regarding the proposed amendments to the Palm Beach County Board of County Commissioners pursuant to Chapter 163, Part II, Florida Statutes; and

WHEREAS, the Palm Beach County Board of County Commissioners, as the governing body of Palm Beach County, conducted a public hearing pursuant to Chapter 163, Part II, Florida Statutes, on March 30, 1999, to review the recommendations of the Local Planning Agency, whereupon the Board of County Commissioners authorized transmittal of proposed amendments to the Department of Community Affairs for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and

1 WHEREAS, Palm Beach County received on June 21, 1999, the
2 Department of Community Affairs "Objections, Recommendations, and
3 Comments Report," dated June 18, 1999, which was the Department's
4 written review of the proposed Comprehensive Plan amendments; and

5 WHEREAS, the written comments submitted by the Department of
6 Community Affairs contained no objections to the amendments contained
7 in this ordinance;

8 WHEREAS, on August 17, 1999, the Palm Beach County Board of County
9 Commissioners held a public hearing to review the written comments
10 submitted by the Department of Community Affairs and to consider
11 adoption of the amendments; and

12 WHEREAS, the Palm Beach County Board of County Commissioners has
13 determined that the amendments comply with all requirements of the
14 Local Government Comprehensive Planning and Land Development
15 Regulations Act.

16 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
17 COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

18 Part I. Amendments to the 1989 Comprehensive Plan

19 Amendments to the text of the following Element of the 1989
20 Comprehensive Plan are hereby adopted and attached to this Ordinance in
21 Exhibit 1:

22 A. Introduction and Administration Element, to revise for
23 consistency with the Managed Growth Tier System; and

24 B. Amending all elements as necessary for internal consistency.

25 Part II. Repeal of Laws in Conflict

26 All local laws and ordinances applying to the unincorporated area
27 of Palm Beach County in conflict with any provision of this ordinance
28 are hereby repealed to the extent of such conflict.

29 Part III. Severability

30 If any section, paragraph, sentence, clause, phrase, or word of
31 this Ordinance is for any reason held by the Court to be

1 unconstitutional, inoperative or void, such holding shall not affect
2 the remainder of this Ordinance.

3 Part IV. Inclusion in the 1989 Comprehensive Plan

4 The provision of this Ordinance shall become and be made a part
5 of the 1989 Palm Beach County Comprehensive Plan. The Sections of the
6 Ordinance may be renumbered or relettered to accomplish such, and the
7 word "ordinance" may be changed to "section," "article," or any other
8 appropriate word.

9 Part V. Effective Date

10 The effective date of this plan amendment shall be the date a
11 final order is issued by the Department of Community Affairs or
12 Administration Commission finding the amendment in compliance in
13 accordance with Section 163.3184, Florida Statutes, whichever occurs
14 earlier. No development orders, development permits, or land uses

1 dependent on this amendment may be issued or commence before it has
2 become effective. If a final order of noncompliance is issued by the
3 Administration Commission, this amendment may nevertheless be made
4 effective by adoption of a resolution affirming its effective status,
5 a copy of which resolutions shall be sent to the Department of
6 Community Affairs, Bureau of Local Planning, 2740 Centerview Drive,
7 Tallahassee, Florida 32399-2100. APPROVED AND ADOPTED by the Board
8 of County Commissioners of Palm Beach County, on the 17 day of
9 August, 1999.

10 ATTEST:
11 DOROTHY H. WILKEN, Clerk

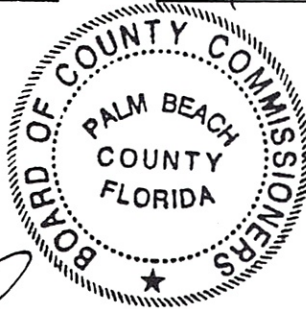
PALM BEACH COUNTY, FLORIDA,
BY ITS BOARD OF COUNTY COMMISSIONERS

12 By: Joan Skiving
13 Deputy Clerk

By: Maudie Ford Lee
Chair

14 APPROVED AS TO FORM AND
15 LEGAL SUFFICIENCY

16 Robert P. [Signature]
17 COUNTY ATTORNEY



18 Filed with the Department of State on the 25th day
19 of August, 1999.

20 T:\PLANNING\AMEND\99-1\BCCADOPT\Finalord\DEFMG.WPD

EXHIBIT 1

A. Introduction and Administration Element, Managed Growth Tier System Revisions

REVISIONS: To revise for consistency with the Managed Growth Tier System. The revisions are numbered below, and shown with the added text underlined, and the deleted text struck out.

1. DELETED (Relocated to Future Land Use Element)

DENSITY DETERMINATION

~~In order for a residential lot to be developed for residential purposes, it must comply with one of the following criteria:~~

- a. ~~Described and identified in a deed or agreement for deed, dated prior to February 5, 1973, and has the same boundaries as shown on that deed; or~~
- b. ~~Delineated on the current plat of record for that property, or in a duly approved affidavit of exemption or affidavit of waiver; or~~
- c. ~~Demonstrated to have resulted from a division of land between February 3, 1973 and June 15, 1992, and to meet the density requirements of the Plan in effect at the time the lot was created.~~

~~All contiguous lots which were owned by the same person or entity and which do not qualify for an administrative order exempting a single lot as identified below shall comply with the density requirements of the 1989 Comprehensive Plan and such lots shall be combined to either comply with the density requirements or to reduce density inconsistency if there are not sufficient lots to fully comply with the density requirements:~~

2. DELETED (Relocated to Future Land Use Element), Exemption from Consolidation Requirements

~~An exemption for a single lot from the above consolidation requirements of the 1989 Plan shall be issued for:~~

1. ~~A lot that was not contiguous to any other lot owned by the same person or entity as of December 1, 1989;~~
2. ~~A lot for which a building permit application has been filed with the County on or before December 1, 1990;~~
3. ~~A lot or lots that are contiguous to a lot owned by the same person or entity and that has an existing dwelling unit; such lot(s) shall be allowed one additional dwelling unit on the remaining contiguous lot(s); or~~
4. ~~A lot or lots that are contiguous to a lot owned by the same person or entity for which a building permit has been granted on or before October 1, 1990; such lots(s) shall be allowed one additional dwelling unit on the remaining contiguous lots; or~~
5. ~~A lot located in an approved PUD; or~~
6. ~~A lot located in a properly recorded subdivision situated within the Urban Service Area (USA).~~

3. DELETED (Relocated to Future Land Use Element), Lot Combination Requirements (85% Rule)

~~In the Rural Service Area, recorded and unrecorded subdivisions, as well as areas contained within or subject to control of a water control district, are considered exempt from the combination requirements of the Plan provided that: 1) the Planning Division determines~~

the number of single lots of record exempt from the density requirements of the 1989 Plan (reference 1, 2, 3, and 4 above) is equal to or exceeds 85% of the total lots in the subdivision or area controlled by the water control district; and/or 2) the subdivision is determined by the Planning Division to be a minimum of 85% built out built units.

4. **DELETED (Relocated to Future Land Use Element), 85% Areas**

As of 11/3/92, the following areas have been determined by the Planning Division to meet the provisions of the 85% rule exemption:

1. — Jupiter Farms;
2. — Palm Beach Country Estates;
3. — Royal Palm Beach Acreage;
4. — Fox Trail;
5. — Caloosa;
6. — Homeland;
7. — Tierra Del Ray Estates;
8. — Tierra Del Ray South.

Within the urban service area, however, this exemption does not permit any single lot of record, including single lots of record zoned at densities higher than the land use designation to develop beyond its designated maximum land use density unless it falls within one of the categories found in the Land Use Element, in the section, "Residential Density, 1. Maximum Density Restrictions". In such cases where the maximum density allowed by the zoning category (as adopted February 1, 1990) is less than the maximum density allowed by the land use designation, then the density is governed by the zoning category.

A study will be undertaken by the County, and additional criteria for density determinations may be implemented through a Comprehensive Plan amendment. These criteria may include, but are not limited to, the percent of development or the availability of services and facilities.

5. **REVISED Comprehensive Plan Definitions Related to Managed Growth**

BALANCED LAND USE - The ratio and combination of land uses that meet the daily needs within a defined community for the resident population. The particular mix includes shops, services, workplaces, schools, and recreation facilities. This mix may vary by region.

BIG BOX - A large scale specialty, home improvement, or discount retail center. Big box retail centers are of varying sizes, with most in the range of 75,000 to 300,000+ square feet.

BROWNFIELD - An abandoned or under-used area which has actual or perceived contamination, but is well suited for redevelopment.

BUSINESS CENTER - Centers of economic activity within the Urban/Suburban Tier, consisting of commerce, industry, or offices, accessible to transit, which generates significant employment, also referred to as an employment center.

CLUSTERING - The grouping of buildings or lots on a portion of a site to preserve open space, natural resources, agricultural operations, equestrian facilities, and/or water management areas.

CORRIDOR - A roadway, which may include local or collector roads, or a railway, connecting and providing access to neighborhoods or districts. A corridor's location, size, and form are determined by its adjacent districts and neighborhoods.

COMMUNITY - A defined geographic area that consists of one or more residential neighborhoods and other uses, which primarily serve surrounding neighborhoods and local businesses.

DESIRABLE - For Purposes of prioritizing capital expenditures, services that are related to enhancing the desirability of Palm Beach County as a place to live. Examples include expenditure requests for libraries, and roadway beautification. The Urban/Suburban Tier shall be given the highest priority within this category, followed by the Exurban Tier, and then the Rural Tier.

EASTWARD HO! - A recommendation of the Governor's Commission for a Sustainable South Florida to promote development and redevelopment of Eastern areas of South Florida. The Eastward Ho! study area within Palm Beach County is comprised of land generally located east of Military Trail. The goals of Eastward Ho! are to create sustainable communities in Southeast Florida through revitalization and redevelopment while ensuring resources are used most efficiently to meet the needs of current residents and available for future generations.

ENTITLEMENT - The maximum density or intensity at which a residential, commercial or industrial development may proceed if concurrency for items other than drainage, can not be met at the time of issuance of a development order.

ESSENTIAL - For purposes of prioritizing capital expenditures, services that are directly related to protecting the immediate health and safety of citizens from an existing or imminent hazard. An example would be an expenditure request which responds to a danger arising from an imminent bridge failure. Essential services shall be provided throughout the County.

EXCAVATION - The extraction of materials ~~minerals~~ from the earth which are necessary for the construction of a single family dwelling or which are accessory to a single family dwelling, to support bona fide agricultural production operations, or the extraction necessary to implement a final site development plan.

EXURBAN - Generally, a region of a county that lies outside of municipalities and their suburbs, is located outside the Urban Service Area, and has a predominant development pattern of small rural residential lots.

FUTURE LAND USE ATLAS - The official depiction of the boundaries of the Tiers; future land use designations, as well as their respective sub-categories' intensity level designations, and underlying/alternative land uses; special overlays, the Urban, Limited Urban, and Rural Service Areas.

GREENFIELD DEVELOPMENT - A site which is undeveloped or in agricultural use which is not considered contaminated and is subject to urbanization.

INFILL or INFILL DEVELOPMENT - Development which occurs in vacant areas within the Urban Service Area. ~~of vacant or abandoned parcels in otherwise built-up areas within the unincorporated area of the Urban/Suburban Tier. These areas generally have a predominate land use designation of at least three (3) dwelling units per acre and/or an average non-residential intensity measured through floor area ratio, of at least 0.2.~~

LIMITED URBAN SERVICE AREA - Existing non-residential areas. ~~Regions of the County which do not receive the full complement of urban services. Typically, limited urban service areas receive only urban levels of service for sanitary sewer and potable water service.~~

MANAGED GROWTH TIER SYSTEM - A growth management tool dividing the County into distinct geographic areas that share common characteristics. These regions merit specific policies and tools to develop, improve, and maintain quality communities, through recognition and protection of the character and lifestyle represented in an area and planning for timely, cost effective and efficient provision of services.

MIXED USE - A variety of innovative types of development patterns co-located to invigorate neighborhoods through a mixture of land uses and densities/intensities, including residential, retail, office and recreation. A variety of housing types, civic services, cultural/recreational activities, shopping and employment opportunities are located within walking distance and share common area accessible and used as an amenity by all users within the mixed use development.

NECESSARY - For purposes of prioritizing capital expenditures, services that are directly related to maintaining the level of service for concurrency items mandated by State law and fire-rescue services. Examples include expenditure requests which are necessary to meet the minimum level of service standards for concurrency regarding roadway, mass transit, potable water, wastewater, solid waste, stormwater protection, recreation/open space, and fire-rescue. Necessary services shall be provided throughout the County.

NEIGHBORHOOD - A defined and compact geographic area consisting of residences which may include uses to serve the daily needs of the residents, such as shops, workplaces, recreational areas and civic uses (schools, places of worship), that are accessible by interconnecting streets.

NODE - A collection of similar land uses clustered immediately around a central feature, such as an intersection or a public space. Most often associated with commercial development.

OPTIONAL SECTOR PLAN - The legislative title of an optional planning process authorized by s. 163.3245, Florida Statutes, in which the County by agreement with the Department of Community Affairs addresses development-of-regional-impact issues within certain designated geographic areas. Through Comprehensive Plan amendments the optional sector plan will serve as a means of fostering innovative planning and development strategies and reducing duplicative data and analysis requirements, protecting regionally significant resources and facilities, and addressing extra-jurisdictional impacts.

PASSIVE RECREATION - Recreational activity of a type dependent upon certain natural or man made resources, such as forests, oceans, waterways, or lakes that are necessary to support picnicking, R/V and tent camping, boating, fishing, nature interpretation and trail systems (such as hiking or equestrian trails).

REVITALIZATION - The physical and economic renewal of a community or part of a community, as designated by the local government in its Comprehensive Plan.

RURAL - Areas located outside the Urban Service Area, which include: agriculture, or vacant land, that could be subdivided to a very low residential density; or existing residential areas with a designation supporting very low residential densities.

SPECIAL CONSIDERATION - A term which gives top priority consideration within each of the following Capital Improvement Element prioritization categories: essential, necessary, and desirable. "Special consideration" generally focuses the budgetary capability of the responsible agency/department, the Office of Financial Management and Budget and the Board of County Commissioners on solving an identified problem.

STRIP DEVELOPMENT - Intense, largely non-residential development, which is shallow in depth, and lies along a length of a roadway. The key factors characterizing strip development are multiple curb cuts, numerous unconnected parking lots, and the proliferation of signs.

SUSTAINABLE COMMUNITY - A community which is able to adapt to changing conditions without permanently damaging or destroying its long term ability to conserve and use its natural and manmade resources. Limiting waste and pollution, maximizing conservation, promoting efficiency and recycling, and developing local resources without exhausting them are some examples of what can be done to create a sustainable community.

TRADITIONAL MARKETPLACE DEVELOPMENT - A form of Mixed Use that is similar to that of a "traditional main street" or a "village market." The Traditional Marketplace Development shall be designed to allow for a mix of uses, including residential, in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings and common public space while dispersing parking.

TRANSIT NODE - A multi-modal transit cluster which may consist of two or more of the following: roadways, rail, light rail, and bus depot.

TRANSIT ORIENTED DEVELOPMENT - A compact, mixed use form of development located along transit corridors or at transit nodes which concentrate housing, employment, services and retail activities to be more effectively served by transit.

6. REVISED

General Comprehensive Plan Definitions and Acronyms

This list will amend the current adopted Comprehensive Plan Definitions and Acronyms located in the Introduction and Administration Element to eliminate terms no longer used in the Plan, and to revise outdated definitions. All items will be alphabetized in the element.

ADJACENT LOT OR LAND - A parcel of land that has all or part of a boundary in common with another parcel, including point to point, or is separated from such parcel by a roadway, easement, right-of-way, waterway, park or other minor geographical division.

~~AIRPORT OBSTRUCTION - Any structure, object of natural growth, existing condition, or use of land which obstructs the airspace required for the flight of aircraft in landing or taking off at an airport or which otherwise increases the risk of danger to aircraft operations.~~

~~ALA STANDARD - The American Library Association is a national organization concerned with quality and equitable library service across the nation. They have produced standards for minimum quantities and qualities of materials which provide each citizen with effective library service.~~

~~AREA OF SPECIAL FLOOD HAZARD - Any locality that, because of topography, soil limitations or geographic location, is subject to periodic or occasional inundation.~~

~~ASSIMILATIVE CAPACITY - The greatest amount of a pollutant loading that a water or wetland can receive without violating state water quality standards.~~

~~AVERAGE ANNUAL DAILY TRAFFIC (AADT) - The average of 24-hour counts taken for allowable directional movement during the "peak" and "off" seasons, generally one count each season.~~

~~BACKLOGGED TRAFFIC FACILITY - A roadway, at least .2 miles in length, operating at a level of service below FDOT's statewide adopted minimum operating levels of service standards for its functional classification.~~

~~BICYCLE AND PEDESTRIAN WAYS PATHS - Any road, path or way which is open to bicycle travel and traffic afoot and from which motor vehicles are excluded.~~

~~BIOCHEMICAL OXYGEN DEMAND (BOD) - A formula for determining the amount of waste present in sanitary sewage, given the demand for oxygen by the organisms in the waste.~~

~~BRUSH TRUCK - A piece of fire fighting apparatus used primarily for off-road or brush fire fighting activities.~~

~~CIRCULATION MATERIAL - The materials a library loans to its patrons, including books, videos, records, games, pictures, sculpture, maps, computer discs, and other such diverse items.~~

~~COASTAL OR SHORE PROTECTION STRUCTURES - Shore hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.~~

~~CODE ENFORCEMENT AREAS (CEAs) - Areas in need of housing support activities but which already contain adequate or sufficient infrastructure to support the area's housing needs. Code enforcement areas are identified by Palm Beach County Housing and Community Development Division.~~

~~COMPENSATING STORAGE - Physical replacement of natural flood water storage volumes that would be displaced in areas of special flood hazard due to development.~~

~~CONE OF DEPRESSION - A descriptive phrase relating to the events that occur in an aquifer when withdrawal of well water does not equal recharge.~~

~~CONFINED AQUIFER - An aquifer that is bounded above and below by impermeable beds or by beds of rock and soil with distinctly lower permeability than that of the aquifer itself.~~

~~CONFINING LAYER - A rock or soil bed that lies above or below an aquifer and that allows very little water to flow through the other layers.~~

~~CONGREGATE LIVING FACILITY, TYPE 1 - A congregate living facility, single family in character, providing a residence for no more than four residents in a Category A1 Housing Type, as defined in the Unified Land Development Code, including single family detached units, semi-detached single family units, patio homes, one and two unit attached units or duplexes.~~

~~CONGREGATE LIVING FACILITY, TYPE 2 - A congregate living facility, single family in character, providing a residence for more than four but no more than 12 residents in Category A1 Housing Type, as defined in the Unified Land Development Code, including single family detached units, semi-detached single family units, patio homes, one or two unit attached units or duplexes.~~

~~CONGREGATE LIVING FACILITY, TYPE 3 - A congregate living facility, multiple family in character, providing a residence for more than four persons in Category B or Category C Housing Types as defined in the Unified Land Development Code, including townhouses of three or more units, garden apartments, or all other multiple family housing types.~~

~~CONSTRAINED TRAFFIC FACILITY - A traffic facility in which adding two or more through lanes to meet current or future needs is not possible because of physical or policy barriers.~~

~~CONTIGUOUS LOTS (FOR COMMERCIAL LOCATION CRITERIA) - Lots that share a common border. Lots that touch point-to-point, and lots which are separated by waterways, streets, and/or major easements are not considered contiguous for purposes of applying the Commercial Location Criteria. Odd configured lots, for the purposes of applying the Commercial Location Criteria, are considered contiguous if more than one-third (33 percent) of the total length of the sides sharing a common border are immediately adjacent to each other.~~

~~COUNTY PARK DISTRICT - Four geographic districts; North, Central, South and Glades; used for the purpose of park planning, programming and operation/maintenance.~~

~~CRIME PREVENTION THROUGH URBAN ENVIRONMENTAL DESIGN - This is a concept which seeks to minimize opportunities for criminal activity through appropriate and innovative site designs that enhances public safety.~~

~~CURRENTLY AVAILABLE REVENUE SOURCE - The existing source and amount of revenue presently available to the County. It does not include the County's present intent to increase the future level or amount of a revenue source which is contingent on ratification by public referendum.~~

~~DEEP WATER PORTS - As defined in Rule 9J-5, the Port of Palm Beach.~~

~~DEWATERING - Removal of excess moisture from sludge waste.~~

~~DILAPIDATED HOUSING - Housing units that are generally considered to be beyond repair or rehabilitation. A dilapidated unit is typically one that must be demolished in order to provide a safe environment.~~

~~DISINFECTION - A water treatment process that kills disease-causing (pathogenic) micro-organisms in water, usually by adding chlorine.~~

~~DRAINAGE DETENTION STRUCTURE - A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.~~

~~DRAINAGE RETENTION STRUCTURE - A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.~~

~~FARMWORK FAMILIES - Members of a family whose primary source of income is generated through agriculture labor.~~

~~FIRST LINE EMERGENCY RESPONSE - Fire-fighting and emergency medical response vehicles that are staffed on a daily basis, usually, one type of apparatus per station.~~

~~GOVERNMENT SUBSIDIZED RENTAL APARTMENTS - Reference U.S. HUD Section 8 Housing Assistance Payments Program which subsidizes rent to individuals and families residing in privately and publicly owned rental units.~~

~~GREENWAYS NETWORKS - A network of greenways linking natural areas and open spaces.~~

~~HAZARDOUS MATERIALS INCIDENT - An incident involving a spill, fire, or other type of release of a material classified as being detrimental to human health, highly flammable, highly reactive, or harmful to the environment.~~

~~HIGH QUALITY NATIVE HABITAT TYPES OR HIGH QUALITY NATIVE ECOSYSTEMS - Those areas designated as priority acquisition sites by the Environmentally Sensitive Lands Acquisition Selection Committee to be "A" quality, environmentally sensitive lands, as designated in the Inventory of Native Ecosystems in Palm Beach County.~~

HISTORICALLY SIGNIFICANT PROPERTIES (RESOURCES) - Areas, districts or sites containing properties listed on the Florida Master Site File, National Register of Historic Places or designated by a local government as historically, architecturally or archeologically significant.

HOLDINGS - The number of catalogued items in the Library's collection, including leased books as well as audiovisual items. It does not include periodicals or uncatalogued paperbacks.

~~**HOUSEHOLDS EXPECTED TO BE DISPLACED** - Includes all households displaced or to be displaced by public or private action.~~

~~**HURRICANE SHELTER** - A structure designated by local officials as a place of safe refuge during a storm or hurricane.~~

~~**HYDROGEOLOGIC** - Of or pertaining to the interrelationship of earth materials and processes with water. The movement patterns and chemistry of groundwater are heavily dependent on geology of the area.~~

~~**INCLUSIONARY ZONING** - Zoning law requiring housing developers to build or otherwise provide for a set percentage of affordable housing units.~~

INCOME CATEGORIES (used in defining affordable housing) -

- | | | |
|----------|---|--|
| Very low | - | A family of four that earns less than 50 percent of the County's median income (less than \$18,800 in 1988) |
| Low | - | A family of four that earns between 50 percent and 80 percent of the County's median income (\$18,800 to \$30,080 in 1988) |
| Moderate | - | A family of four that earns between 80 percent and 120 percent of the County's median income (\$30,080 to \$45,120 in 1988) |
| Middle | - | A family of four that earns between 120 percent and 150 percent of the County's mean median income (between \$45,120 and \$56,400 in 1988). |
| High | - | A family of four that earns over 150 percent of the County's median income (over \$56,400 in 1988). |

~~**INJECTION WELL** - A means of disposing of treated effluent by injecting into a well under high pressure into appropriate strata.~~

~~**LADDER TRUCK** - A piece of fire fighting apparatus equipped with a permanently mounted power operated aerial ladder.~~

~~**LAND APPLICATION** - The act of disposing of sewage effluent and/or sludge on the earth's surface, usually by overland flow, rapid rate infiltration or slow rate infiltration.~~

~~**LARGE FAMILY HOUSEHOLDS** - Households of five or more persons.~~

LIBRARY MATERIALS COLLECTION - The total holdings of items available for use by the public throughout the Palm Beach County Public Library System. These items include print formats such as hardcover books, paperback books, magazines, newspapers, brochures and maps, and nonprint format such as microfilms, microfiche, records, audio cassettes, video cassettes and computer discs.

LIME SOFTENING TREATMENT PLANTS - Treatment plants that use lime soda and ash methods to remove certain carbonates and non-carbonates hardness, such as salts and calcium and magnesium.

~~**LIMITED ACCESS FACILITY** - A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons has no greater than a limited right or easement of access.~~

GREENWAYS AND LINKED OPEN SPACE PROGRAM - The LOSP is a program that is intended to connect land properties by establishing open space corridors in order to encourage environmentally viable eco-systems, and enhance interconnectivity of recreational areas.

~~LOCAL PEACETIME EMERGENCY PLAN - The plans prepared by the County emergency management agency addressing weather-related natural hazards and man-made disasters except nuclear power plant accidents and war. The plan covers hazard mitigation, emergency preparedness, emergency response, emergency recovery and in coastal counties, hurricane evacuation.~~

~~LOCAL ROAD - A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.~~

~~LOCAL USE AGREEMENT - A legal instrument between two or more government agencies permitting the co-utilization of parks or recreational facilities for the purpose of allowing greater public access.~~

~~LOW PRESSURE OSMOSIS FACILITY - A membrane process for desalinating brackish water by the application of low hydrostatic pressure to drive the feed water through a semipermeable membrane while a major portion of its impurity content remains behind and is discharged as waste.~~

~~MAJOR TRIP GENERATORS OR ATTRACTORS - Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.~~

~~MANUFACTURED HOUSING - A closed structure, building assembly, or system of subassemblies, which may include structural, electrical, plumbing, heating, ventilating, or other service systems manufactured with or without other specified components, as a finished building or as part of a finished building, which is used as a dwelling unit or residence. The above definition does not apply to mobile homes. Manufactured housing may also mean, at the option of the manufacturer, any dwelling unit or residence of open construction made or assembled in manufacturing facilities away from the building site for installation, or assembly and installation, on the building site.~~

~~MEDICAL INDIGENCE - Individuals without resources to access health care in the private sector.~~

~~MICROFORMS - Microform is the term used to describe materials which have been reduced in size, filmed, and changed form their original format of book, magazine or newspaper into type of film that can be read on special equipment.~~

~~MODERATE INCOME FAMILY - Families of four whose incomes are no greater than 120 percent and no less than 80 percent of the area's median income.~~

~~MODULAR HOUSING - A dwelling unit which is pre-assembled with all finishing work completed prior to shipping.~~

~~MULTI-PURPOSE RECREATIONAL CORRIDORS - linear pathways linking conservation areas, parks and other open space attractions for use by nonmotorized means (i.e., hikers, bicyclists, equestrians, joggers, birders, tent campers, nature interpretation groups and nature photographers.)~~

~~PALM BEACH COUNTY MUNICIPAL LEAGUE OF CITIES - The Palm Beach County Municipal League of Cities established by intergovernmental agreement among the 38 municipalities in Palm Beach County. The Municipal League of Cities lobbies on behalf of the municipalities in Palm Beach County at the county and state level.~~

~~MUTUAL AID AGREEMENT - An agreement between two agencies that are capable of reciprocating equal service. Calls for one agency to come to the aid of another to assist in mitigating some type of emergency situation.~~

~~NATIVE COMMUNITY - A distinctive combination of two or more ecologically related native species living together and interacting with each other in a characteristic natural habitat.~~

~~NATIVE COMMUNITY ECOSYSTEM - A self-organized ecosystem of a type existing in Florida prior to European colonization and containing predominantly native species.~~

~~NATIVE FLORIDA ECOSYSTEM - A self-organized ecosystem of a type existing in Florida prior to European colonization and containing predominantly native species.~~

~~NATURAL DRAINAGE FEATURES - The naturally occurring features of an area which accommodate the flow of stormwater, such as streams, rivers, lakes and wetlands.~~

~~NEEDS ASSESSMENT STUDY, 1985 - A detailed inventory, analysis, and interpretation of the park and recreational supply, demand, and needs for Palm Beach County. The study identified the County's responsibility for current and future park and recreation needs and provided the basis for development of the "Ten Year \$175 Million Park Acquisition and Development Plan, 1986 - 1995."~~

~~NEIGHBORHOOD SELF-IMPROVEMENT PROGRAM - An effort made by residents of a neighborhood or area of a neighborhood to improve the neighborhood or area. Improvements may include but are not limited to neighborhood beautification efforts, crime watch efforts, neighborhood recreation center or co-op gardens, clearing vacant properties or assisting neighborhoods with home improvement efforts.~~

~~NEIGHBORHOOD STRATEGY AREAS (NSAs) - NSA is characterized by the U.S. Department of Housing and Urban Development (HUD) as a defined geographical area wherein concentrated and mutually supportive CDBG infrastructure and housing activities are undertaken so that a comprehensive impact on housing and development needs could be realized in a relatively short period of time.~~

~~NON-POINT SOURCE POLLUTION - Contamination arising from the discharge of waste to water bodies or the atmosphere from dispersed sources.~~

~~NOXIOUS SPECIES - Undesirable plant species, including Schinus terebinthifolius (Brazilian Pepper); Melaleuca quinquenervia (Melaleuca, Gajepot Tree); Casuarina spp. (Australian Pine); Eucalyptus spp. (Eucalyptus); and Enterolobium contortisiliquum (Ear Tree).~~

~~OCEAN WATERS - Waters of the Atlantic Ocean excluding bays, lagoons, or harbors.~~

~~OPERATIONS PERSONNEL - Fire-Rescue personnel that are directly involved in emergency operations.~~

~~OVERCROWDED HOUSING - A dwelling unit is considered overcrowded if it contains more than one person per room. According to the Bureau of Census, rooms are classified as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year round use and lodger's rooms.~~

~~PACKAGE TREATMENT FACILITY - A small, prefabricated wastewater treatment facility intended to accommodate the wastewater treatment needs of a development which lies beyond the service area of regional wastewater treatment facilities.~~

~~PALM BEACH COUNTY COASTAL AREA - Unincorporated and County lands abutting the Atlantic Ocean, the Intracoastal Waterway and the Loxahatchee River (up to the salinity control structure).~~

~~PALM BEACH COUNTY LIBRARY COOPERATIVE - This Cooperative consists of the Palm Beach County Library System and municipalities which maintain independent city libraries. The Cooperative is based on contractual relations between the cities and the County. The basic provision of the Cooperative is that all members of the Cooperative provide service to citizens of all other members on the same basis as they provide service to their own citizens.~~

~~PARK CLASSIFICATION STANDARDS - An empirical measure of the adequacy of Countywide park site acreage per 1000 persons of population according to an optimum level of service to be provided as result of the combined efforts of all public and private park suppliers. The standards are based upon recognized national, state and locally adopted park classifications established according to satisfying a combination of factors which include size, functions, service radius and population served for each respective park class.~~

~~PEAK HOUR CAPACITY - The maximum number of passenger cars that can pass a given point on a lane or roadway under ideal traffic and roadway conditions in one hour.~~

~~PERCENT OF PARK AND RECREATION DEMAND RESPONSIBILITY - That portion of the total demand for park class acreage or recreational facilities that each respective public or private recreation facility supplier can be expected to meet under optimum conditions.~~

~~PERCOLATION POND - A temporary holding facility to which effluent can be discharged, allowing it to be disposed of through evaporation and percolation into the ground.~~

~~PERSON TRIP - A one-way trip made for any purpose, by any travel means--automobile, bus, bicycle, or pedestrian--by one person.~~

PLATOON SYSTEM - System of staffing whereby personnel work 24 hours at a time, then have 48 hours off. This requires three shifts or platoons of personnel to staff Fire-Rescue.

POINT SOURCE POLLUTION - Contamination arising from direct discharge of wastes to water bodies or the atmosphere through a pipe, ditch, channel, or other concentrated means.

POND - A small, quiet body of standing water, usually sufficiently shallow to permit the potential growth of rooted plants from shore to shore.

PORT FACILITY - Harbor or shipping improvements used predominantly for commercial purposes including channels, turning basins, jetties, breakwaters, landings, wharves, docks, markets, structures, buildings, piers, storage facilities, plazas, anchorages, utilities, bridges, tunnels, roads, causeways, and all other property or facilities necessary or useful in connection.

PRIMARY TREATMENT - A mechanical (settling) process used to remove most of the settleable solids in sanitary sewage; a 25 to 35 percent reduction in BOD is also achieved.

PUBLIC MARINAS - These facilities accommodate boating, both on fresh and saltwater bodies. Long term docking and utility service are usually offered along with some commercial services such as fuel, bait and tackle, and dry storage.

PURCHASE OF CONSERVATION EASEMENTS - The PACE program involves the purchase of development potential from specific properties in order to promote specific goals, such as agricultural preservation and the conservation of environmentally sensitive lands.

RECREATION DEMAND - The quantity of park acres or recreational facilities necessary to satisfy a given population based upon the locally adopted Park Classification Standards and Recreational Facility Standards. Recreational demand is generally expressed as the number of acres or facilities to satisfy the population base for a given year.

RECREATION FACILITY STANDARDS - An empirical measure of the adequacy of Countywide recreational facilities per given population in 1000's of persons according to an optimum level of service to be provided as a result of the combined efforts of all public and private park suppliers of recreational facilities. The standards are based upon recognized national, state and locally adopted recreational facilities standards according to their function as either active, passive, or special facilities.

RECREATION NEED - The arithmetic difference between the recreational demand created by a given population base and the supply on hand to satisfy those demands. The resultant positive figures represent the unsatisfied demand or need that remain to be provided in order to meet the established level of service.

RECREATION SUPPLY - The quantity of park acres or recreational facilities on hand used to satisfy recreational demand.

STRATEGIC REGIONAL POLICY PLAN - The plan adopted by the goals and policies contained within the Treasure Coast Regional Planning Council Comprehensive Policy Plan adopted by the Treasure Coast Regional Planning Council pursuant to Chapter 186, F.S.

REGULATORY DISCHARGE - Discharges of water from canals in order to regulate the water level of lands within the drainage basin of the canal.

RESCUE VEHICLE - Vehicles used in the delivery of pre-hospital care. Used to mitigate medical emergencies.

RESERVOIR - A man-made impoundment, usually above surrounding natural ground elevation for the long term storage of water on the surface. Reservoirs may also incorporate Aquifer Storage Recovery capability.

ROADWAY FUNCTIONAL CLASSIFICATION - The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

~~SECONDARY TREATMENT - A level of wastewater processing whereby most of the organic material in sewage is broken down to simpler, inorganic molecules. Advanced secondary treatment (filtration) is required by DER for effluent to be disposed of through irrigation.~~

~~SERVICE RADIUS - The radius of the generally circular surrounding land area from which a park, recreation site or facility draws its participants.~~

~~SHARED FACILITY - Sanitary sewer or potable water system serving more than one governmental entity with formal arrangements for allocating facility capacity and costs. Each governmental entity bears responsibility for a portion of the cost of facility expansion, maintenance, and operation, and each governmental entity arranges for the billing of individual users served by that governmental entity's allocation.~~

~~SHEET FLOW - The pattern of water movement where large quantities of water move in broad spread, shallow layers across the ground's surface. This is typical in wetlands, marshes, grasslands, pine flatwoods and prairies.~~

~~SOLID WASTE PROCESSING PLANT - A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.~~

~~SPECIAL PART-TIME DEMAND - A development that does not have more than two-hundred (200) scheduled events during any calendar year and does not affect the 100 highest traffic volume hours. An event that is scheduled on multiple days shall be considered multiple events.~~

~~SPECIAL RECREATION FACILITY - Those recreational facilities that are not specifically included under active or passive recreation facility categories yet serve important recreational functions in the County. These highly specialized facilities include marinas, boat ramps, competition size pools, golf courses, museums, and other cultural facilities. Recreational facility standards may or may not be applicable to some of these facilities.~~

~~SPECIAL TRANSPORTATION AREA - A compact geographic area that warrants a lower level of service due to past and present development patterns.~~

~~STATE PLANNING ACT - The Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, F.S.~~

~~SUSTAINABLE SYSTEMS - Meet the needs of present generations without reducing the opportunities and resources for future generations.~~

~~TERTIARY TREATMENT - A level of wastewater treatment whereby pollutants such as phosphorus or nitrogen compounds are removed from wastewater.~~

~~TND CIVIC (PRIVATE) - a land use within a TND which provides appropriate locations for privately owned community services. Privately owned civic uses include, but are not limited to, day-care centers, churches, temples, meeting halls, etc.~~

~~TND SHOPFRONT - a land use within a TND which provides appropriate locations for retail, professional office and community commercial uses.~~

~~TND WORKPLACE - a land use within a TND which provides an appropriate location for light industrial and professional office uses. The office uses are more intensive in nature than those associated with commercial uses.~~

~~TRIHALOMETHANE (THM) - Compound formed when natural organic substances (from decaying vegetation, soil, or other substances with carbon in its molecular structure) react with chlorine.~~

~~UPLAND COMMUNITIES - Non-wetland, non-aquatic areas not subject to regular flooding. These include: scrub, sandhill, xeric hammock, upland pine forest, mesic hammock, slope forest, mesic flatwoods and scrubby flatwoods.~~

~~URBAN SPRAWL - Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) the creation of areas of urban development of uses which are not functionally related to land uses which predominate the adjacent area; or (c) the creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically~~

manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

~~USABLE OPEN GREEN SPACE (Linked Open Space Program) - Pervious, vegetated areas in subdivisions, planned unit developments, edge areas, parks and squares. This open space can be used for passive or active recreation, including green spaces and pathways connecting those green spaces which are incorporated into an internal pedestrian/bicycle circulation system located within a development and provided as a means of meeting the open space requirements of a development; however, credit shall not be given for: road rights-of-way, building setback areas, impervious surface courts (tennis, basketball, handball, etc.); swimming pools and other impervious surfaces, and any pervious green area not intended for passive or active recreation.~~

~~USEABLE OPEN GREEN SPACE (TND) - Pervious, vegetated areas in edge areas, parks and squares. This open space can be used for passive or active recreation; however, credit shall not be given for: road rights-of-way, building setback areas, impervious surface courts (tennis, basketball, handball, etc.); swimming pools and other impervious surfaces, and any pervious green area not intended for passive or active recreation.~~

~~WATER RESOURCES MANAGEMENT ADVISORY BOARD - An 11 member board appointed by the Board of County Commissioners. Recommendations are made to the Board of County Commissioners regarding the policies relative to the County's water supply and policies relative to development and management of the County's water resources.~~

~~WATER-RELATED USES - Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.~~

ACRONYMS AND ABBREVIATIONS

AAA	Areawide Agency on Aging
ACLF	Adult Congregate Living Facility
ADRI/ADA	Areawide Development of Regional Impact Application for Development Approval
AFDC	Aid to Families with Dependent Children
AID	Acme Improvement District
ALA	American Library Association
BMP	Best Management Practices
CAAA	Clean Air Act Amendments
CAB	Child Advocacy Board
CADD	Computer Aided Drafting and Design
CAH	Commission on Affordable Housing
CARL	Conservation and Recreation Lands
CEA	Code Enforcement Area
GERCLA	National Comprehensive Emergency Response and Compensation Liability Act
CFS	Cubic feet per second
CIC	Citizen Involvement Committee (MPO)
CO	Carbon monoxide
COE	U.S. Army Corps of Engineers

CMS	Concurrency Management System
CPA	Coastal Planning Area
CPTUE D	Crime Prevention Through Urban <u>Environmental</u> Design
DD	Drainage District
DDRI/ADA	Downtown Development of Regional Impact/Application for Development Approval
DOE	Department of Education
DSP	Developmental Service Program
EAA	Everglades Agricultural Area
EGR	West Palm Beach East Central Regional Treatment Plant
EPSDT	Early Periodic Screening Detection Treatment Program
FAU	Florida Atlantic University
FCF	Foster Care Facility
FDHRS	Florida Department of Health and Rehabilitative Services
FDNR	Florida Department of Natural Resources
FGFWFC	Florida Game and Fresh Water Fish Commission
FHSRC	Florida High Speed Rail Corporation
FLIN	Florida Library Information Network
FPL	Florida Power and Light Company
FSU	Florida State University
FSUTMS	Florida Standard Urban Transportation Model Structure
GATT	General Agreement on Tariffs and Trade
GDM	General Design Memorandum
GHF	Group Home Facility
GPCD	Gallons per capita day
GUL	General Use Lane
HCD	Palm Beach County Housing and Community Development Department; or, Health Care District
HCM	Highway Capacity Manual
HCTD	Health Care Taxing District
HRS/CPIU	Health Rehabilitation Services/County Public Health Unit
HSR	High Speed Rail
HTF	Housing Trust Fund (The Robert Pinchuck Memorial Housing Trust Fund)
ICW	Atlantic Intracoastal Waterway

IPO	Improved Pregnancy Outcome Program
ISS	Information Systems Services
ISTEA	Intermodal Surface Transportation Efficiency Act
ITWCD	Indian Trail Water Control District
JPA	Joint Planning Area or Joint Planning Agreement
LGGPA	Local Government Comprehensive Planning Act (State)
<u>GLOSP</u>	<u>Greenways and Linked Open Space Program</u>
LWDD	Lake Worth Drainage District
MF	Multi-Family Residence
MG	Million gallons
MGD	Million gallons per day
<u>MRWSA</u>	<u>Mandatory Reclaimed Water Service Area</u>
NAAQS	National Ambient Air Quality Standard
NGVD	National Geodetic Vertical Datum
NOx	Nitrogen Oxides
NPBCWCD	North Palm Beach County Water Control District
NSA	Neighborhood Strategy Area
OCLC	Online Computer Library Center, Inc.
OEO	Palm Beach County Office of Equal Opportunity
PBCAHTF	Palm Beach County Affordable Housing Task Force
PBCC	Palm Beach Community College
PBCL	Palm Beach County Library
PBCNAS	Palm Beach County Needs Assessment Study
<u>PBCHDPHU</u>	<u>Palm Beach County Health Department Public Health Unit of FDHRS</u>
PBG/UA	Palm Beach Gardens/Unincorporated Area Service Area
PEDZ	Priority Economic Development Zone
PSC	State Public Services Commission
PZ&B	Palm Beach County Planning, Zoning and Building Department
RCRA	National Resource Conservation and Recovery Act
RFP	Request for Proposal
RHC	Rehabilitation Home Care
RO	Reverse Osmosis
RRMA	Florida Resource Recovery and Management Act
<u>TTD</u>	<u>Traditional Town Development</u>

SAIL _____ State Apartment Incentive Loan Program
 SEFLIN _____ Southeast Florida Library Information Network
 SF _____ Single Family Residence
 SHS _____ State Highway System
 SIC _____ Standard Industrial Classification code
 SIP _____ State Implementation Plan
 SOLINET _____ Southeastern Library Network
 S.O.R. _____ Save Our Rivers
 SOV _____ Single Occupancy Vehicle
 SS _____ Shopper's Special (GoTran)
 STA _____ Special Transportation Stormwater Treatment Area
 STAA _____ Surface Transportation Assistance Act (Federal)
 S.T.O.P. _____ Stop Throwing Out Pollutants
 TCEA-(s) _____ Transportation Concurrency Exception Area (s)
 TD _____ Transportation Disadvantaged
 TDP _____ Transit Development Program (MPO)
 TGV _____ Train Grande Vitesse
 THM _____ Trihalomethane
 TME _____ Transportation Mobility Element
 TPM _____ Traffic Systems Management
 UMTA _____ Urban Mass Transportation Administration (Federal)
 USGS _____ U.S. Geological Survey
 UTPS _____ Urban Transportation Planning System
 VOC _____ Volatile Organic Compounds
 WCA _____ Water Conservation Area
 WCD _____ Water Control District
 WTP _____ Water Treatment Plant
 WWTP _____ Wastewater Treatment Plant

T:\PLANNING\AMEND\99-1\BCCADOPT\Finalord\DEFMG.WPD

STATE OF FLORIDA, COUNTY OF PALM BEACH,
 I, DOROTHY H. WILKEN, ex-officio, Clerk of the
 Board of County Commissioners certify this to be a
 true and correct copy of the original filed in my office
 on 8-17-99
 DATED at West Palm Beach, FL. on 9-7-99
 DOROTHY H. WILKEN, Clerk
 By Cheryl R. Nore D.C

